







12/4 Jardine Street, Kingston

Space, Convenience and an Exceptional Kingston Address

Positioned on the third floor of the tightly held Carrington complex, this spacious two-bedroom apartment presents an exceptional opportunity to enjoy comfortable, low-maintenance living in one of Canberra's most established and desirable Inner South locations. Just moments from Kingston's renowned cafés, restaurants and boutiques, with Telopea Park and the shores of Lake Burley Griffin nearby, it is a home that places an enviable lifestyle quite literally at your doorstep.

Freshly updated with new carpet throughout and new kitchen and bedroom roller blinds. The apartment is immediately welcoming, with generous proportions that set it apart from many modern apartment offerings. The large open plan living and dining area provides plenty of room to relax and entertain, complemented by reverse cycle heating and cooling and extending outdoors to a private balcony —an ideal spot for a morning coffee or a quiet evening at home.

The well-maintained kitchen sits conveniently alongside the living spaces, offering excellent functionality and bench space, complete with electric cooking and dishwasher.

Both generously sized bedrooms feature built-in robes and ensuites,

2 2 1

FOR SALE
$749,000 +

VIEW
Sat 7th Nov @ 10:30AM - 11:00AM

AGENTS

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Interested parties must rely solely on their own enquiries.

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providing excellent separation and privacy. The dual-access arrangement to the second ensuite allows guests to access the bathroom directly from the hallway, a clever and practical distinction from many traditional two-bedroom, two-ensuite layouts, making the apartment particularly well suited to downsizers, professionals and those who regularly welcome family or visitors.

The Carrington has long been a popular choice for those seeking established apartment living in the heart of Kingston. Residents enjoy lift access, to one allocated car space and lock up storage cage and the added benefit of the complex tennis court, all within beautiful surrounds.

The location is difficult to beat. Kingston's original shopping precinct is less than a block away, placing cafés, restaurants, specialty stores and everyday conveniences within an easy stroll. Telopea Park provides a leafy connection towards Lake Burley Griffin, while the Kingston Foreshore, Manuka, Barton and Parliamentary Triangle are all close by. Whether heading out for dinner, enjoying a walk around the lake or commuting into the City, this is a location that makes everyday life remarkably easy.

Features:
- Spacious two-bedroom, two-bathroom apartment within the Carrington complex
- Third-floor position with lift access
- Superior floorplan featuring ensuite plus separate main bathroom for guests
- Generous open plan living and dining area
- Private balcony extending from the living space
- Well-maintained, functional kitchen with electric cooking and dishwasher
- Two large bedrooms with built-in robes
- Two ensuites, with dual access allowing one to function as a guest bathroom
- New carpet throughout
- New roller blinds in both bedrooms & kitchen
- Reverse cycle heating and cooling
- Controlled-access parking
" Resident tennis court
" Moments from Kingston shops, cafés, restaurants and boutiques
- Easy access to Telopea Park, Lake Burley Griffin and Kingston Foreshore
- Convenient to Manuka, Barton, the Parliamentary Triangle and Canberra City
- An excellent option for downsizers, professionals or those seeking a premium Inner South lifestyle
- Rental potential $650 - $670 per week

Living size: 90m2 (approx.)
Rates: $691.75 p.q (approx.)
Land tax: $731 p.q (approx.)
Construction: 1987
EER: 4 stars
Body corporate: $1,973.22 p.q (approx.)



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MORE DETAILS

Property ID	K85H5W
Property Type	Apartment
EER	4

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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